

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS



JeffreyRoss

GROESFAEN



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**HALLWAY**

**CLOAKROOM WC**

2.06m x 0.94m (6'9 x 3'1)

**LOUNGE**

3.81m x 3.51m (12'6 x 11'6)

**KITCHEN/DINER**

5.59m x 2.82m (18'4 x 9'3)

**LANDING**

**BEDROOM ONE**

3.53m x 2.84m (11'6" x 9'3")

**EN-SUITE**

3.02m x 1.93m (9'11 x 6'4)

**BEDROOM TWO**

5.44m x 3.51m (17'10 x 11'6)

**BEDROOM THREE**

3.48m x 2.82m (11'5 x 9'3)

**FAMILY BATHROOM**

3.66m x 2.01m (12' x 6'7)

**INTEGRAL GARAGE**

5.54m x 2.79m (18'2 x 9'2)

Electric garage door, parking for one car or additional space that can be converted (subject to necessary consents).

**OUTSIDE**

Low maintenance rear and side garden, space for shed and pedestrian access to the side. Driveway parking to the front for two cars.



“ ”

Comments by - Mr Ross Hooper-Nash



## GROESFAEN, CF72 8NS - £285,000

 3 bedrooms
  2 bathroom(s)
  995.00 sq ft

A modern three bedroom semi detached property situated in Groesfaen. The property comprises entrance hall, lounge, kitchen/diner and cloakroom WC to the ground floor. To the first floor are three double bedrooms, family bathroom and en-suite shower room. The property further benefits enclosed, low maintenance side and rear garden and driveway parking for two cars. No chain.

### PROPERTY SPECIALIST

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 Director



### The Old Smithy Cottages, Groes-Faen, CRF

Main Building: Total Interior Area 995.50 sq ft



Ground Floor

1st Floor

0 3 6 ft

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE

